

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**PLANNING COMMISSION MEETING OF: JANUARY 24, 2008**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

**SUBJECT:**

**ABEYANCE - SDR-25253 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: INTERNATIONAL CHURCH OF LAS VEGAS -**  
Request for a Site Development Plan Review FOR EIGHT EXISTING MODULAR BUILDINGS AND AN OUTSIDE STORAGE AREA FOR AN EXISTING CHURCH on 12.89 acres at 8100 Westcliff Drive (APN 138-28-401-013), C-V (Civic) Zone, Ward 2 (Wolfson)

**C.C.: 02/20/08**

**PROTESTS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**17**

**City Council Meeting**

**0**

**APPROVALS RECEIVED BEFORE:**

**Planning Commission Mtg.**

**3**

**City Council Meeting**

**0**

**RECOMMENDATION:**

**DENIAL**

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Planning and Development Approval Letter for Z-0063-94(8)
7. Protest/support postcards
8. Submitted after final agenda – Support Letter

Motion made by DAVID STEINMAN to Hold In Abeyance to 3/13/2008

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

SAM DUNNAM, DAVID STEINMAN, RICHARD TRUESDELL, BYRON GOYNES,  
GLENN TROWBRIDGE, STEVEN EVANS, VICKI QUINN; (Against-None); (Abstain-None);  
(Did Not Vote-None); (Excused-None)

Minutes:

CHAIRMAN GOYNES declared the Public Hearing open.

This item was trailed as the applicant's representative was not present when the item was initially called.

**PLANNING COMMISSION MEETING OF: JANUARY 24, 2008**

DOUG RANKIN, Planning and Development Department, stated that the applicant was required to remove all temporary trailers from the site. He could not support the site plan because it would make those trailers permanent. He added that the applicant has also established illegal outside storage and he recommended denial of the site plan.

RON PORTERO appeared on behalf of the applicant. He acknowledged the church has not been timely in processing the necessary paperwork and explained the church has been facing challenges in managing its growth. He pointed out the many church programs which serve the community and he noted that the church is striving to be a good neighbor. He stressed the church's willingness to address the situation and work with staff to bring the property into compliance with the City's regulations.

MR. PORTERO explained that the church would like to make the temporary buildings permanent and expressed his willingness to work with staff to obtain the necessary permits. He briefly described the site and explained how the various building and storage units were currently being used.

MR. PORTERO informed CHAIRMAN GOYNES that many of the modular buildings were placed on permanent foundations and could meet the City's requirements for permanent structures. With regard to the modular buildings not placed on permanent foundations, MR. PORTERO explained that more time was needed to create a master plan which would remove those structures and complete the development of the site.

COMMISSIONER TRUESDELL expressed concern that the buildings used for food storage may not have the appropriate health permits and MR. PORTERO explained that those structures were used for dry goods storage and not food.

In response to COMMISSIONER STEINMAN'S question, MR. PORTERO explained that the church was willing to move the storage building currently encroaching the sewer and drainage easements.

In response to CHAIRMAN GOYNES' request for clarification, MR. RANKIN explained that existing entitlements on the property had made three of the modular buildings permanent structures and noted the applicant was requesting that the four modular buildings which had expired temporary approvals be made permanent. He pointed out permits had not been located for several structures while other structures had addresses assigned by the Fire Department through a Building and Safety review.

TODD FARLOW, 240 North 19th Street, appeared in opposition.

JUANITA CLARK appeared in support. She praised the church for its efforts in the community, but acknowledged that the situation needs to be addressed.

**PLANNING COMMISSION MEETING OF: JANUARY 24, 2008**

MR. PORTERO acknowledged that the church had no excuse for allowing this situation to develop and stressed the church's willingness to take corrective action. He requested more time to work with staff as he had only recently become involved with this application.

COMMISSIONER TROWBRIDGE expressed his frustration with the church's delay in addressing the many problems on the site. He requested the church set a date to bring the church and its ancillary buildings into compliance, noting the safety of the school's children is at risk.

COMMISSIONER QUINN noted the church and its school serve a need in the community, but stressed that safety and health issues needed to be addressed.

COMMISSIONER TRUESDELL suggested the application be held in order to obtain complete answers for the many problems on the property, stressing the safety and well-being of the school children is at risk.

In response to COMMISSIONER EVANS' inquiry, MR. PORTERO promised to personally oversee this application and ensure the property is brought into compliance.

COMMISSIONER STEINMAN observed that the main church structure is attractive, but stated his dislike of with the assortment of storage bins, buildings and fencing. He suggested that increasing the height of the fence to shield the storage would be inappropriate.

COMMISSIONER STEINMAN stated he could support holding the application in order to allow MR. PORTERO to address the site plan.

MR. RANKIN expressed staff's willingness to work with the applicant and MR. PORTERO requested 45 days which would allow him time to work with staff and to communicate with the church's leadership.

CHAIRMAN GOYNES declared the Public Hearing closed.